

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: AB/116/21/L

LOCATION: 56 Tarrant Street
Arundel
BN18 9DN

PROPOSAL: Listed building consent for a replacement flat roof, new lantern and sedum roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement of flat roof with a new sedum finish and new central lantern light.
SITE CHARACTERISTICS	Residential terrace property- Number 56 Tarrant Street is a listed Building, which is located in the Arundel Conservation Area. Nos 56 to 62 (even) Grade II, early C19 terrace of cottages. Beach flint with brick dressings. Nos 56, 60 and 62 rendered, No 58 whitewashed). Pitched tile roofs with no. 56's gambrel. 2 storeys and attics. One range each of double-hung sash windows with glazing bars. Brick chimneys and modillion eaves cornice. Nos 56 has a planked door with semi-circular fanlight over, and 1 ashlar step up.
CHARACTER OF LOCALITY	The conservation area contains a wealth of buildings which represent architectural form and style through progressive periods, which form a cohesive and contained hillside town. There are two very attractive streets leading westwards from the High Street; Maltravers Street towards the top of the hill is carved into the hillside and has a raised carriageway on the northern side. Tarrant Street, further down the hill, is narrower and livelier with a number of interesting small shop towards its eastern end. Buildings in the street are mainly 2 or 3 stories in height with materials being predominantly red brick, painted brickwork or render/stucco, flint, and natural slate or plain clay tiles on roofs. Like a significant part of the conservation area, the street is distinctly urban in character, typified through the presence of a near continuous building line located at the back of, or very close to, footpath. Buildings mainly date to the 18th and 19th centuries. Some former shop fronts remain.

RELEVANT SITE HISTORY

AB/24/06/L	Application for Listed Building Consent for rear ground floor conservatory	ApproveConditionally 31-03-06
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AB/23/06/

Conservatory to rear.

ApproveConditionally
31-03-06**REPRESENTATIONS**

Conservation Officer - No Harm

The proposal is for a replacement flat roof, new lantern and sedum roof. These are to be undertaken to a 1980's extension to the rear of the building which cannot be seen from the public roads to the front of the building. Such works will not impact upon the historic fabric of the main listed building and will ensure that it remains in a good state of repair. Likewise, the use of the sedum roof will not harm the significance of the building and will enable it to be more sustainable.

Parish Council - No objection.

Historic England - No comment.

Arun District Advisory Panel - No Objection.

The proposed works are to the flat roof of a 1980's extension at the rear of the main building and which cannot be seen from public views in the conservation area.

The use of the sustainable sedum living roof is welcomed and there will be no harm to the character or appearance of the conservation area. The works are clearly necessary and will ensure greater long term protection to the rear wall of the main building and other historic abutting walls.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Arundel Conservation Area

Listed Building

2km buffer zone SSSI

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

Policy HER DM1 relates to listed buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the historic integrity of the buildings exterior or interior and where possible enhance the setting of the building.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The asset is of architectural and historic significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The works will be to the modern fabric of the building and they will not disrupt the historic fabric of the property, additionally they will improve the sustainability of the property.

Great weight has been given to the protection and enhancement of the heritage asset when considering this application. It will upgrade the building so that it is protected for use as a residential dwellinghouse for future generations.

The works will not be visible from the street and to a modern extension. For the reasons given by the Council's Heritage Officer the proposed works will not harm the historical or architectural value of the Listed Building.

SUMMARY

It is considered the proposal would not harm the significance of the heritage asset and as a result is in accordance with policy HER DM1 of the Arun Local Plan and the Heritage Sections of the NPPF in that it is considered to protect and enhance the special historic and architectural character of the building.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The reconstruction/making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.